

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jun 16, 2023 04:30 PM Fee: \$38.00

**2023067319**

\*Electronically Recorded\*

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
PIONEER HILL MASTER COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE FOR PIONEER HILL MASTER COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2021274592, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer and/or authorized signatory of Pioneer Hill Master Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Pioneer Hill.
2. The name of the Association: Pioneer Hill Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Travis County, Texas, as described on Exhibit "A" to that certain Pioneer Hill Amended and Restated Master Covenant, recorded under Document No. 2016160646, Official Public Records of Travis County, Texas, (the "**Covenant**") and which is made subject to the Covenant by the recording of one or more Notices of Applicability from time to time, as shown on Attachment 1 hereto.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Amended and Restated Management Certificate.
5. The name and mailing address of the Association: Pioneer Hill Master Community, Inc., c/o Preferred Association Management Company (PAMCO), 700 Market Street, Building 3, Cedar Park, Texas 78613.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Pioneer Hill Master Community, Inc. c/o PAMCO
Mailing Address:	700 Market Street, Building 3 Cedar Park, Texas 78613
Telephone Number:	512-918-8100
Email Address:	<u><a href="mailto:pamco@pamcotx.com">pamco@pamcotx.com</a></u>

7. Website to access the Association's dedicatory instruments:  
<https://pamcotx.com>

8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Transfer Fee - \$200.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**PIONEER HILL MASTER COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: Keri Rhodes  
Name: Keri Rhodes  
Title: Director

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me on the 16 day of June, 2023 by Keri Rhodes the Director of Pioneer Hill Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Jenifer Kindel  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Pioneer Hill Amended and Restated Master Covenant, recorded under Document No. 2016160646 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time.
2. Pioneer Hill Community Manual, recorded under Document No. 2016165150 in the Official Public Records of Travis County, Texas, as the same may be amended and supplemented from time to time.
  - a. Pioneer Hill First Supplement to Community Manual, recorded under Document No. 2020099326, Official Public Records of Travis County, Texas.
  - b. Pioneer Hill Second Supplement to Community Manual, recorded under Document No. 2021198818, Official Public Records of Travis County, Texas.
3. Pioneer Hill Development Area Declaration [Residential], recorded under Document No. 2016165329 in the Official Public Records of Travis County, Texas.
  - a. Pioneer Hill First Amendment to Development Area Declaration, recorded under Document No. 2019087679, Official Public Records of Travis County, Texas.
  - b. Pioneer Hill Second Amendment to Development Area Declaration, recorded under Document No. 2023027185, Official Public Records of Travis County, Texas.
4. Pioneer Hill Notice of Applicability [Residential] [Phases 1-3], recorded under Document No. 2017032037 in the Official Public Records of Travis County, Texas.
5. Pioneer Hill Notice of Applicability [Residential] [Section 4], recorded under Document No. 2018146908 in the Official Public Records of Travis County, Texas.
6. Pioneer Hill Notice of Applicability [Residential] [Section 5], recorded under Document No. 2020006252 in the Official Public Records of Travis County, Texas.
7. Pioneer Hill Notice of Applicability [Residential] [Section 6], recorded under Document No. 2020038100 in the Official Public Records of Travis County, Texas.

ATTACHMENT 1

PIONEER HILL MASTER COMMUNITY, INC.  
 AMENDED AND RESTATED MANAGEMENT CERTIFICATE